

178.0

0006

0014.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

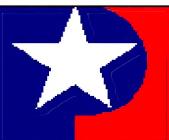
678,700 / 678,700

USE VALUE:

678,700 / 678,700

ASSESSED:

678,700 / 678,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: STERN JEROME E	
Owner 2: STERN ABRAMS L NICOLE	
Owner 3:	

Street 1: 86 VALENTINE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WILLIAMS MARSHA -

Owner 2: -

Street 1: 86 VALENTINE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,778 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1592 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4778		Sq. Ft.	Site		0	70.	1.18	7									394,338						394,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4778.000	284,400		394,300	678,700		120871
							GIS Ref
							GIS Ref
							Insp Date
							07/25/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	284,400	0	4,778.	394,300	678,700	678,700	Year End Roll	12/18/2019
2019	101	FV	224,200	0	4,778.	394,300	618,500	618,500	Year End Roll	1/3/2019
2018	101	FV	225,900	0	4,778.	332,400	558,300	558,300	Year End Roll	12/20/2017
2017	101	FV	225,900	0	4,778.	304,200	530,100	530,100	Year End Roll	1/3/2017
2016	101	FV	225,900	0	4,778.	259,100	485,000	485,000	Year End	1/4/2016
2015	101	FV	213,600	0	4,778.	225,300	438,900	438,900	Year End Roll	12/11/2014
2014	101	FV	213,600	0	4,778.	208,400	422,000	422,000	Year End Roll	12/16/2013
2013	101	FV	213,600	0	4,778.	198,300	411,900	411,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAMS MARSHA	46932-312		2/8/2006	Change>Sale	432,000	No	No		
	9933-246		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2018	1247	Addition	192,500	O				
2/22/2006	116	Redo Kit	28,250	C		G8	GR FY08	
1/21/1999	32	Addition	24,000	C				12X19 ROOM/BALCONY

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	CC	Chris C
8/7/2011	Inspected	BS	Barbara S
12/2/2008	Meas/Inspect	355	PATRIOT
7/25/2006	MLS	HC	Helen Chinal
6/15/2006	Permit Visit	BR	B Rossignol
12/21/1999	Meas/Inspect	163	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

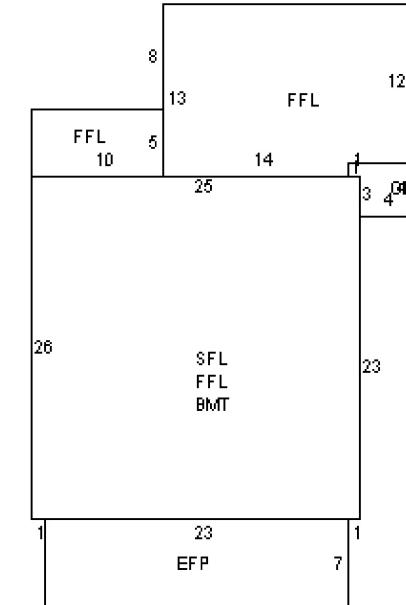
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

PDAS:

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.30954766
Const Adj.:	0.98990101
Adj \$ / SQ:	162.040
Other Features:	89059
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386400
Depreciation:	102010
Depreciated Total:	284390

BATH FEATURES

A 3QBth:
1/2 Bath:
1
Rating: Very Good

COMMENTS

PDAS:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 3
	Baths: 1	HB: 1

CONDOS INFORMATION**LOCATION**